

DESIGN AND ACCESS STATEMENT

PROPOSED CARE HOME FOR OLDER PEOPLE

**LAND TO THE WEST OF MENDALGIEF ROAD,
NEWPORT
WALES**

LNT Care Developments

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1.0 INTRODUCTION

- 1.1** This Design and access statement is submitted on behalf of LNT Care Developments (The Applicant) in support of proposals to develop land to the west of Mendalgief Road, Newport (the Site) for a residential care home for older people (Use Class C2).
- 1.2** LNT Care Developments are a company renowned for delivering high quality, residential care homes, creating a caring environment which is designed to promote health and well-being. LNT Construction (the Agent) are the Applicant's sister company and will deliver the proposals with them.
- 1.3** Since 1991 LNT has developed over 235 care homes specifically for the care of older people across England. Working with our clients and partners, LNT has designed and provided an excellent standard of residential care homes for the elderly which are rated either good or outstanding by the Care Quality Commission (CQC) (England). Many of the homes which are constructed are operated by LNT's other sister companies; Danforth Care, Oyster Care or Crystal Care.
- 1.4** The proposal is for a purpose-built 66-bedroom residential care home for older people with associated access, parking, landscaping and ancillary buildings. It will be situated on land which has outline planning consent for a mixed use, residential led development (including elderly care accommodation) under application 15/0775 and has recently been used by the residential developers as a storage and compound area.
- 1.5** The proposals will make an important contribution towards identified needs, by providing purpose-built care accommodation (including general residential and dementia care). It will be made available for and staffed by locals, or people with a local connection; ensuring the local community benefits the most.
- 1.6** The site presents an excellent opportunity for the development of a new care home, being well located to the existing urban area and with good accessibility to public transport and local amenities.
- 1.7** It is intended to delivery the proposals within 16 months of planning permission being granted and are therefore seeking Newport City Council (the LPA) support and assistance in meeting this tight and critical programme.
- 1.8** This site is situated in a sustainable location and as such the proposed development is fully in accordance with both local and national planning policy and guidance and Planning Policy Wales (PPW).

2.0 THE SITE AND SURROUNDINGS

The Site

- 2.1 The application site is located to the west of Mendalgief Road, approximately 1km from the city centre. The site is located within the settlement boundary and is well connected to the wider road and footpath infrastructure serving the local area.
- 2.2 The site is part of a large land allocation for residential development, and includes two formal residential allocations under policy H1; Monmouthshire Bank (H1(14)) and Whiteheads Steelworks (H1(51)), with the application site falling in the latter. The residential development was brought forward after outline permission was granted in 2018. The site itself has remained undeveloped as the surrounding housing has been constructed, with some of the site having being used as a temporary car park for the nearby hospital and more recently as a compound and materials storage for the residential development.



Figure 1 – Aerial view of the site

- 2.3 The site is suitable for development given the approval for the redevelopment of the site established by the approved outline application, which included elderly living accommodation. The proposals will help to create a sustainable mixed use development, which will serve both the residents from the wider development site, but also the existing population of Newport.
- 2.4 The site will be accessed by both pedestrians and vehicles via a new access which will be taken from Walker Point Way, along the site's southern boundary. The new access will be in the form of a simple bell mouth junction and will reflect similar access designs across the wider development site.

- 2.5 The site was previously industrial use and more recently, used as a site storage and compound area for the residential development. There are some natural features on the site, mainly along the northern and eastern boundaries which will be retained where possible. A suitably designed landscaping scheme will reflect and enhance the character of the surrounding area.
- 2.6 The site is in a sustainable location, close to existing transport services, with bus stops adjacent to the site on Mendalgief Road, providing regular services within the local area. There are safe, dedicated public footpaths and cycle ways linking the area with the surrounding infrastructure encouraging sustainable travel choices.
- 2.7 The existing context is led by existing residential dwellings immediately adjacent to the site, as well as the new residential development and the approved design framework.

Surrounding Character

- 2.8 The urban character of Newport is of a historic established industrial town, known for its steelworks. The application site has an industrial past associated with the steelworks, which was closed in 2005 and identified within the revised Local Development Plan as an urban regeneration area.
- 2.9 The built form of the surrounding area follows a strong pattern of traditional design and materials, reflective of the established residential development in this area. Housing in the immediate area is predominantly terraced and semi-detached in form with brick and render as main material choices.
- 2.10 The application site fronts Mendalgief Road, which is an important vehicular artery into Newport City Centre. The established residential form along the eastern side of Mendalgief Road is of continuous built form of terraced housing which primarily addresses the road frontage, broken up by side roads and mature trees. Houses are two storey with features including bay windows, gabled roof forms and provides a strong building line towards the City Centre.



Figure 2 –
Mendalgief Road

- 2.11 New development fronts the western side of Mendalgief Road and forms part of the Whiteheads Steelworks redevelopment. The built form along the street scene is of larger buildings in scale and mass, creating a strong building line along Mendalgief Road. Areas of green open space percolate the built form at key junctions into the development site, with key buildings framing these spaces.
- 2.12 The approved Character Document for the Whiteheads Steelworks site divides the development up into three different character areas: 'Primary', 'Transition' and 'Buffer Edge' with the application site sitting on the edge of the Primary Character Area and forming the continuous road frontage onto Mendalgief Road. There are also key proposed street types which are: Mendalgief Road, Principal Green Street and Shared Surface Mews Streets.
- 2.13 The proposed street types provide a list of key features for the development, these include:
- Green public open spaces transforming the character of the street
 - Green spaces marking vehicular entrances
 - Fronts set back from the pavement line
 - Parking to the rear of units
 - Higher density providing a strong frontage to Mendalgief Road
 - Up to 3 storey



Figure 3 – New dwellings addressing Mendalgief Road

- 2.14 Similarly, the Primary Character Area includes development considerations such as:
- Traditional forms and scale and detailing
 - Gable features and traditional details such as bay windows to break up a long streetscape
 - Scale varying between 2 and 4 storeys

- 2.15 Material use in the primary character area focuses mainly on a mixture of traditional red brick and various pale renders of both smooth and rough cast form. The window forms follow a traditional rectangular and square pattern, mainly consisting of casing style with some examples of bay windows and Juliette balconies.



Figure 4 – Buildings within the Whiteheads Steelworks development

- 2.16 Materials used in the other areas of the development form traditional bricks with shades of red multi and buff brick and render. Taller buildings of 3 and 4 storeys situated at key focal points create interest and articulation to the built form whilst permeating views through the development.



Figure 5 – Development within the Whiteheads Steelworks site

- 2.17 The context of the housing in the immediate surrounding area, the character areas defined in the approved Character Document as well as the architectural history and character of Newport have been key factors in informing the design of the care home. The home will have presence on Mendalgief Road and will be a key landmark building on the former Whitehouse Steelworks development and will be designed to assimilate with the surrounding built environment and positively contributing to the street scene.
- 2.18 The proposed scheme will aim to incorporate some of the characteristics of the locality into the design. The details of which are in the following sections.

3.0 BACKGROUND TO DEVELOPMENT PROPOSAL

- 3.1 The Care Standards Act 2000, although now repealed, is the most recent relevant legislation to establish physical standard requirements for premises in which care is to be provided. It is still referred to in the design process of care homes, as there has been no replacement design guidance, but an expectation of a suitable level of care for new establishments.
- 3.2 The Social Services and Well-being Act (Wales) 2014 is an important piece of legislation about how care and support should be provided in Wales, for those who need it. The Regulation and Inspection of Social Care (Wales) Act 2016 builds on the success of regulation in Wales, placing the quality of services and improvement at the heart of regulation. Statutory Guidance is provided for all service providers, including care homes, which provides an acceptable level of accommodation which the Care Inspectorate Wales can support.

4.0 THE PROPOSED DEVELOPMENT

- 4.1 It is proposed to develop the site to provide a new purpose-built, three-storey, sixty six bed residential care facility for older people with associated access, car parking and landscaping.
- 4.2 The care facility will be fully compliant with the National Care Standards Act 2000 and resulting Statutory Guidance providing single-room accommodation, with en-suite facilities and a more than suitable ratio of communal/recreational space per resident together with level/amenable access throughout.
- 4.3 The scheme is developed in a configuration which enables the care home to provide two types of care – general residential and residential dementia. Its plan layout and internal arrangement allows the home to be split into the separate care requirements depending on need with the home.
- 4.4 The proposed care home would be of brick and render construction with a single ply roof membrane (to accommodate the solar panels onto), as described in further detail below. In total the development will provide 3083m² internal floor area over three floors and would provide an attractive and appropriate community building for this site.
- 4.5 A secure landscaped garden area will provide the main external amenity space for the respective elements of care. The full design analysis and design development of the building is set out in the following sections.
- 4.6 The 3D perspective drawing in Figure 6 below provides context for how the proposed building will look within its setting.



Fig 6 – 3D Perspective image of proposed care home

5.0 DESIGN BRIEF

- 5.1 The design brief for the site is to accommodate a new contemporary and innovative care home compliant with current legislation but exceeding minimum applicable standards.
- 5.2 The objective is to provide a character of accommodation that would provide a higher quality of life for residents than more conventionally designed facilities. In addition, it is to provide accommodation respectful of the character and appearance of the area that makes best use of the site's most positive assets, attributes and aspects.
- 5.3 The siting, scale, massing and form of the proposed development are matters of design that not only affect the impact of the development on the character of the surrounding area but also the quality of the living environment created for future residents.
- 5.4 The following sections examine the Use, Density, Layout (development form and siting), Scale and Height, Visual Appearance (local distinctiveness and character); Landscaping; and Vehicular Access.

Use

- 5.5 The development of a sixty-six bed care home is considered suitable in this location given the planned mixed use nature of the surrounding area and the sites general accessibility and sustainability. The site is considered suitable in planning terms for a C2 Residential Institutional use that will provide a much needed improved social care and community service as well as generating significant new employment.
- 5.6 In terms of the appropriateness of the design of the building to suit the proposed use, there are two main drivers which form the integral elements of the design process:-
- Designing a building to comply with the requirements of relevant Statutory Guidance and that will provide the best possible standard of accommodation for its future residents.
 - Designing a building to ensure that it respects its immediate setting and the general character and appearance of the area and promotes high quality design.

Density

- 5.7 The density of the development reflects the desire to create a building which sits comfortably within its surroundings, reflects the community nature of the use and maximises the opportunities the site presents in terms of setting and outlook for the benefit of the potential residents.
- 5.8 In providing all the external and internal requirements of the care home, full consideration has been given to the nature of the site, its topography and flood risk requirements and the character of the surrounding area.

- 5.9 The proposed three-storey care home is considered entirely appropriate within its context. The associated landscaping and external amenity space will complement the character of the local area and contribute positively to the wider development site.

Layout - Development Form and Siting

- 5.10 The site layout, building form and siting has been designed having regard for the character of the site, the character of the surrounding area and the operational needs of the care home. The configuration and form of the proposed care home has evolved from the desire to create a building of suitable scale for the area, appropriate to its setting with the Whiteheads Steelworks development.
- 5.11 The building is positioned to allow the main lounges at the centre of the building to maximise the view of, and the accessibility, to the secure resident's garden. The garden space is an adequate size for the scale of the care home and its future residents and will contribute to the setting of the building and enhance the general character of the area.
- 5.12 The main entrance is situated to the rear of the building, facing directly into the car parking area, and will be landscaped to create an attractive frontage and entrance. The access will lead to a contained parking area in a secure relationship with the proposed building.
- 5.13 At an operational level, the design of the building has resulted from a naturally inclusive design process. The building is designed around the operational needs of a care home, using the wealth of experience gathered over the decades of operating care homes, whilst balancing this with respect for the character of the site and surrounding area and the intentions of the Character Areas.
- 5.14 From an operational point of view, the design process is as critical in relation to the inside as it is from the outside. Individual rooms need to exceed a minimum size with adequate communal space and facilities for residents. A series of lounge spaces; assisted bathrooms; and associated staff facilities need to be provided. The proposed design allows for a central 'hub' area with lounge and dining facilities that are an easily accessible distance from bedrooms in both wings of accommodation and on each floor.

Accessibility

- 5.15 The proposed plan form and building configuration will provide the opportunity to create and contain the car parking/circulation areas and will also facilitate the legibility of the care home and access to it and within it. Direct and level access will be possible from the car parking area, including disabled and drop off areas, serving the less mobile residents and visitors. As detailed on the accompanying site plan, access will be taken directly from the southern boundary, placing the car park to the rear of the building in compliance with the Character Document for buildings fronting Mendalgief Road to reduce a car dominated street scene.

Topography

- 5.16 In relation to topography the site is relatively flat across its extent. The levels will be prepared for construction by the site developer under the outline application. A topographical survey is included with the submission to demonstrate the suitability of the building design to the site in relation to levels and existing features.

Crime Prevention

- 5.17 The issue of crime prevention/Secured by Design has been considered, the orientation and configuration of the building is designed to provide natural surveillance. The main entrance will overlook the access to the site and the car park area. The main office within the care home is located next to the main entrance and maximises the opportunity for surveillance, as it is manned 24 hours a day.
- 5.18 Appropriate lighting is an integral element in achieving these objectives. The lighting will be designed to deter intruders and reduce the fear of crime. The focus for lighting will be on the main site access, car parking areas and all footpaths and associated areas to the care home building.
- 5.19 Suitable boundary treatments are proposed that will provide secure boundaries and reasonable defensible space around the new care home. Decorative railings are proposed around the secure residents' garden to create an attractive garden space. A timber knee rail will be installed to the site's entrance to distinguish between public and private space and a 1.8m timber fence will run along the western boundary of the site with the adjacent residential dwellings. Further details are included on the proposed site plan.

Scale and Height

- 5.20 Full details of the building design are covered in the visual appearance section below. The overall height of the proposed building would be approximately 8.7m to the lower parapet and 9.5m to the upper parapet and would sit comfortably within its surroundings.
- 5.21 As set out in the "Layout" section above and the accompanying site plan drawing, the development is intended to take advantage of the sites characteristics but also sit comfortably within its surroundings. It is intended that the building would appear of a suitable scale in its location and within its surrounding context.

Visual Appearance (Local Distinctiveness and Character)

- 5.22 As discussed in section 2 the character of the area is diverse in its built form, but with strong traditional elements in the material choice and building form, which is reflected in the new development.
- 5.23 Key material features from neighbouring and nearby development have been reflected in the care home design, including red multi brick (main brick) and a buff multi brick as an accent brick for detail. Render and cladding have also been used to create further interest and articulation to the elevations, taking inspiration from the various materials used on the wider Whiteheads Steelworks development. This mix of materials provides

appropriate visual interest and articulation, that contributes to and enhances the visual quality of the area.

- 5.24 The nature of the use required a uniform window pattern and generally reflects the character of residential development. Windows will be dark framed, recessed and large to complete the attractive and coordinated façade and enable large amounts of natural light infiltration. In addition, brick sills and artstone coping will create further detail to the façade of the building.
- 5.25 The roof will be flat and covered in a dark single-ply membrane which allows for the installation of Solar Photovoltaic (PV) panels. The façade treatments and use of contrasting materials break down the building's form and scale whilst drawing attention to the central core, where the main access, reception and communal areas are located.
- 5.26 The façade design overall provides a high-quality and visually interesting vernacular that is reflective of the character of the surrounding area, takes some elements of design and material use from each character area, whilst being distinctive in its own right. This will strengthen and enhance the area's sense of place and identity.

Landscape and Amenity

- 5.27 A landscaped setting is an important aspect of the external environment of a care home and can make a significant contribution to the overall quality of the living environment for future residents. A landscaping scheme (incorporating lighting and hard-standing features) will be designed for the site which will reflect and complement the local environmental character.
- 5.28 The principal amenity space for residents would be the secure enclosed garden which primarily surrounds the north and eastern elevations of the building, which can be accessed from the communal ground floor rooms and bedrooms, providing a safe and accessible external amenity space. There will be areas and opportunities for residents to interact with the garden and seating in various areas as well as gardening opportunities.
- 5.29 It is important to point out that the amenity provision for the residents is not just about external space but very much a combination of both the indoor and external amenity spaces.
- 5.30 With regard to the internal amenity space, the care home has been designed to meet the provision of the Care Standards Act, the last relevant legislation which stipulated room sizes. In relation to amenity space a comparison of the proposed care home against key standards are set out below:

	Care Standards	Proposed Scheme
Single Bedrooms	12m ² (excl. ensuite)	16 m ²
Communal Space : siting, dining, recreational	4.1 m ² per resident	7.8 m ² per resident

- 5.31 Soft landscaping will comprise trees, shrubs, flowerbeds and raised planters framing the lawn and will feature native, pollinating and sensory species as appropriate. Hard landscaping will also be provided to allow level surfaced pathways around the building for residents' use. Overall, the landscaping will establish an attractive and welcoming setting and be a suitable continuation of internal amenity spaces.

Access

- 5.32 Access is proposed from Walker Point Way on the southern boundary of the application site, where a new access will be formed. The parking areas will be screened from the street scene by planting to create appropriate integration and a greener setting.
- 5.33 A total of 25No. car parking spaces are proposed as well as an ambulance/taxi drop-off area with 2No. disabled/mobility spaces close to the main entrance for the care home and 6No. electric car charging points. A secure bike store will also be provided for residents and visitors to use.
- 5.34 From the knowledge and the experience of the other homes operated and developed by LNT Care Developments and from available TRICS data, the level of traffic generated by a care home is generally low. Given the low traffic generation anticipated and in comparison, to the previous use of the site, these access arrangements should be safe and suitable to serve the proposed use. A separate Transport Statement and Travel Plan cover these topics in depth.

6.0 ECONOMIC STATEMENT (ECONOMIC AND SOCIAL CONTEXT)

- 6.1 Analysis of local demographics and existing care facilities within the local area supports the view that there is both a quantitative and qualitative need for a new purpose-built care facility for older people in this location.
- 6.2 It is anticipated that some 50-60 jobs would be created working to a rotational shift pattern of employment, however, only up to a maximum of 24 members of staff would be present on site at any one time, due to the shift pattern and staggered shift changes that would occur. Table 1 below shows the potential employment breakdown for a sixty-six-bed care home.

Table 1 - Employment Table (66 bed care home)

Day shifts (08.00 – 20.00)	No. of staff in total	No. of staff per shift	Shift pattern
Manager	1	1	08.00 – 17.00
Care Manager	1	1	08.00 – 17.00
Front of House Manager	1	1	09.00 – 17.00
Lifestyle Manager	1	1	09.00 – 17.00
Activities Coordinator	2	1	10.00 – 15.00
Deputy	2	1	08.00 – 20.00
Senior Care Assistant	8	4	08.00 – 20.00
Care Assistant	8	4	08.00 – 20.00
Part time care assistant	6	3	07.00 – 14.30
Caretaker	1	1	10.00 – 14.00
Kitchen Manager/Cook	2	1	08.00 – 17.00
Kitchen assistant	2	1	09.00 – 15.00
Domestic staff	3	2	08.00 – 13.00
Head of Housekeeping	1	1	08.00 – 13.00
Laundry Staff	2	1	08.00 – 13.00
Total Day shift	41	24	
Evening shift (14.30 – 22.00)			
Part time care assistant	6	3	14.30 – 22.00
Night shifts (20.00 – 08.00)			
Night care manager	1	1	20.00 – 08.00
Senior Care Assistant	4	2	20.00 – 08.00
Care Assistant	6	3	20.00 – 08.00
Total Night shift	12	6	
Total Day & Night shift	58	33	
Total Week	58	33	

6.3 The proposed development would be very much a local community facility. Residents of the home would be expected to emanate from an area no more than three miles from the site or be associated with families/relatives that reside within this same catchment. The majority of the jobs created at the care home would also be expected to be filled by suitable candidates from the same local area.

6.4 The proposed care home would provide an important local support service and offer high-

quality care accommodation outside the Local Authority and Primary Care Trust Services and functions. In addition, the facility would not burden existing health and social care services, as there will be economies and efficiencies of scale for local health care practitioners, in visiting the elderly in need of care from the local area in this one location.

- 6.5** From a general planning policy perspective, the proposed facility would offer those in need of care improved quality and choice of accommodation to that which exists within the area at present. It would also assist in the development of a more socially inclusive and sustainable community in and around the site, helping to establish a strong sense of place.

7.0 STATEMENT OF COMMUNITY INVOLVEMENT (SCI)

- 7.1** Applicants and their agents are generally encouraged to carry out pre-application consultation that is tailored to reflect the nature and scale of the proposed development. LNT Construction adopts this approach as a matter of best practice.

- 7.2** Letters and A4 sized copies of the drawings will be sent to neighbouring residents and other property owners within the immediate vicinity of the site, advising them of the impending planning application and inviting comments and dialogue with the applicants directly if there are matters of concern or clarification required.

- 7.3** Copies of drawings and explanatory letters will also be sent to local Ward Councillors and the Parish Council.

8.0 CONCLUSION

- 8.1** The development of this site for a new purpose-built care home will have a positive impact upon the area by developing the site for a use that would be beneficial and fulfil a need whilst providing a development sympathetic in terms of its scale and design. The development would bring economic benefits by creating more employment and economic activity, both during construction and in the long-term operation of the home.

- 8.2** Overall, it is considered that a positive design approach has been adopted in respect of the proposed development scheme. The proposed scheme will provide a form of development that responds to local character and need, reflecting the identity of local surroundings and would positively enhance the locality, whilst also offering an important local community service and employment.